



**Action Minutes
Design Commission
Tuesday May 12, 2020**

**Special Public Meeting at 3:00 p.m.
Virtual Meeting**

For a complete and detailed recap of the meeting, please log to:
<https://www.cityofpasadena.net/commissions/audio-video-recordings/>

1. **ROLL CALL** – Vice Chair Carpenter called the meeting to order at 3:00 p.m.
Present: Commissioners Carpenter, Chiao, Barar, Elfarra, Lim, Loomis, Rao, and Sepulveda
Absent: Commissioners Toro
Staff: David Reyes, Leon White, Kevin Johnson, Amanda Landry, and Edwar Sissi

2. **INFORMATION ITEM**

- A. **Certified Local Government (CLG) Annual Report**

Review the CLG annual report prior to submittal of final report to the California Office of Historic Preservation (OHP)

(Case Planner: Edwar Sissi)

Public Comments: None

Commission Comments: Commissioner Carpenter commended both staff and commission for their input into the report and a job well done.

3. **PRELIMINARY CONSULTATION**

- A. **274 N. Oakland Ave. – (Council District 3)**

The demolition of four non-historic residential units and associated garage structures constructed between 1902 and 1947 and construction of a new seven-story, 201-unit Single Room Occupancy (SRO) building with 28 at-grade parking spaces.

(Case Planner: Amanda Landry)

Applicant: Hunter Simmons

Owner: Josefina Torres Miller Trust

Architect: Stanley Saitowitz/Natoma Architects

Public Comments: Andrew Salimian

Commission Comments:

- Future submittals should clearly explain the relationship between the proposed extruded rectangular mass of the proposal with the surrounding context.
- The submittal should also clearly explain how the chosen massing is consistent with the applicable design guidelines and code requirement for Height Averaging.
- Consider providing subterranean or semi-subterranean parking and relocating the courtyard to the ground floor, rather than elevating it above the street to more effectively respond to the requirements for height averaging and the pedestrian oriented design guidelines.
- Consider introducing a more significant break in the mass at the front elevation that is open all the way through to the central courtyard. Other ways to improve this connection may include relocating the central vertical circulation shaft toward the eastern half of the courtyard and shifting the fitness center to be above the laundry room so that the central courtyard is more prominent and the volume of the elevator penthouse is at the rear of the site.
- Consider further increasing the height of mass at the rear of the site at level seven in exchange for widening the separation of the street-facing building volumes.
- The driveway entrance is a prominent feature of the street-facing elevation. Ensure that the details for queueing, access control, gate design, illumination and interior finishes of the entry portal are appropriately integrated into the overall design.
- The repetitious architectural features should be restudied to create a more visually dynamic exterior wall plane.
- Consider adding more movement and texture to the appearance of the building by modulating the depth of the balconies in a varied pattern.
- Research opportunities to provide window openings or functional doors on the east and west walls of the seventh floor to resolve the blank wall conditions and provide additional access from units to the roof decks.
- Research opportunities for additional treatments on the north, east and south elevations of the ground floor to provide for visual relief from the blank wall conditions.
- Research opportunities to add a regular series of smaller window openings to the north and south walls of the front and rear sections to resolve the blank wall conditions on these elevations.
- Restudy the organization of the floor plan and its impact on the elevations and consider breaking away from an outwardly facing symmetrical composition, which does not have enough street appeal.
- Explore how the symmetry could be further broken by shifting units back and forth, providing greater variety in the detailing of the fins and moving away from the strict repetition of the current design, consider differentiating the left from the right side of the elevations. If the fins do remain part of the design, they should be substantial enough to hide clutter on the balconies.
- The ground floor columns do not look substantial enough for such a large building. Porches and the colonnade are an important Pasadena reference and this aspect should be further developed.
- The entry should be better articulated as it is not pronounced enough. It should be celebrated and better defined.
- Consider reducing the height of the parking and providing the parking as semi-subterranean rather than at grade.
- There is ample open space but a lack of common amenity space and the gardens look like leftover spaces that will not be widely accessible by all residents. The squeezed in amenity/garden at the second/third levels is not good.
- The continuity from the public realm to amenities needs to be further developed. Consider relocating the laundry and exercise rooms so the courtyard can be improved.
- The floor-to-floor heights of levels three through seven will be problematic, especially with landscaping on the roof. Future submittals should explain how this would be feasible and practical.

- Further explain how the proposed wood framed construction will work with the proposed design features. In addition, the crisp lines in the renderings may not be possible with the type of construction proposed, include additional details in future submittals about the feasibility of these design elements.
- Explore alternative exterior cladding materials other than the proposed stucco; consider incorporating art-like treatments to blank walls.
- The references to the Asian Arts and Crafts architectural style are positive. Explore using more natural materials in the design rather than faux

4. CONCEPT DESIGN REVIEW

A. 254 E. Union St – (Council District 3)

Development of a new density bonus mixed-use project with 59 residential units (5 very low income units), 2,002 square feet of commercial space and 153 subterranean and ground-level parking spaces to be shared with neighboring office use.

(Case Planner: Kevin Johnson)

Owner/Applicant: DC Union Holdings, LLC

Architect: LCRA Architects

Public Comments: None

Commission Comments:

- Provide additional details of the east elevation canopy depth and design, as well as attachment details of the historic sign to the top edge of the canopy, which shall match the historical details as closely as possible.
- Provide line-of-site perspective renderings depicting the visibility of the sign from Union Street and ensure the depth of the canopy allows for the greatest level of sign visibility possible.
- High-quality materials other than plaster shall be incorporated as a wainscot treatment into the ground floor materiality of the building on all sides, at a height between three and four feet from finish grade.
- Metal screening proposed for the ground-level garage openings shall be high quality and articulated to be responsive to the frequent pedestrian use of the alleyways surrounding the project site.
- Provide fenestration or other means of articulating blank wall conditions at stair towers and at the residential units at the north end of the west elevation.
- The depth of window and storefront recesses from the exterior building wall on the building facades that are most visible from Union Street shall be as consistent with surrounding historical buildings as possible.
- Further study the window detailing throughout and consider diversification of window detailing treatments in different locations on the building, reduction of the application of trim elements and matching the color of window trim that remains to the color of surrounding walls.
- All windows shall be casement operation.

Motion: Moved and seconded by Commissioners Loomis and Sepulveda.

AYES: Commissioners Sepulveda, Rao, Loomis, Lim, Elfarra, Chiao, Barar, and Carpenter

NOES: None

ABSENT: Commissioner Toro

ABSTAIN: None

APPROVED: 8-0-1

5. FINAL DESIGN REVIEW

A. 745-765 N. Orange Grove Blvd. – (Council District 3)

New construction of a four-story, mixed use development with 10,000 square feet of commercial space for office, retail or restaurant use, and 46 for-sale residential units with subterranean parking.

(Case Planner: Amanda Landry)

Applicant: Charles E. Loveman, Jr.

Owner: HHP-LOG, LLC

Architect: Gonzalez Goodale Architects

Public Comments: None

Commission Comments:

- A certified arborist selected by the City and paid for by the applicant shall monitor the protected tree (tree #1, Quercus agrifolia with a DBH of 33 inches) during and after construction activity.
- The arborist shall provide status reports directly to the City on the condition of the tree, including any recommendations for corrective action necessary to maintain the tree in good condition.
- City staff will consult with the arborist to determine how long after construction the tree's health needs to be monitored. If the protected tree fails to survive or declines (within the monitoring term as determined by the arborist consulted by the City) so that long term survival is not possible, the protected tree shall be replaced with a minimum 96-inch box Quercus agrifolia.
- The City's standard tree protection measures shall be implemented and verified by staff prior to the issuance of any building permit related to any construction related activities on the project site.
- The structural details for the wooden deck in the courtyard shall be included in the plans submitted for building plan check and reviewed by the consulting arborist to ensure the decking will not detrimentally affect the protected tree.
- The finish of all exterior metalwork, including gates, light fixtures, flashing, etc., shall be a consistent dark color, independent of manufacturers' color names.
- All through-the-wall penetrations for drainage, vents and air intakes shall be painted to match the adjacent wall surface color.
- Approval of a Master Sign Plan shall be required prior to the installation of any project-identification, wayfinding or commercial signage on the building.
- The project shall comply with the Model Water Efficient Landscape Ordinance, and any changes to the proposed landscape design that may be required shall be reviewed and approved by staff prior to issuance of a building permit.
- A copy of this decision letter shall be included in the plans submitted for building permit plan check.
- The lighting temperature specified on the final plans shall not rise above 3,000 kelvin for all proposed exterior fixtures and interior fixtures of the cafe. Replacement lighting elements should be regulated by maintenance staff in the future.
- An 8' x 8' minimum mock-up panel of the building finishes shall be provided and reviewed by staff prior to construction and installation.
- Prior to issuance of a building permit, submit to staff written confirmation from utility providers (Pasadena Water & Power and The Gas Company) that the utility equipment shown on the plans are sufficient to meet the demands of the project and that the locations shown in the plans are approved.
- This project will be subject to 50%, 75%, and 100% inspection points and sign-off by staff of the Design & Historic Preservation section to ensure that the project is constructed as indicated and specified in the decision letter and that all work is performed consistent with the approved plans.
- Consider incorporating a corner window at the second floor of the tower element at intersection.

- Consider revising the projecting trellis details so the overhead members project beyond the face of arcade paseo.
- Study the chimney element at Orange Grove entry to determine if this element could be revised or eliminated from the design

Motion: Moved and seconded by Commissioners Chiao and Sepulveda.

AYES: Commissioners Sepulveda, Rao, Loomis, Lim, and Chiao
NOES: None
ABSENT: Commissioner Toro
ABSTAIN: Commissioners Elfarra, Barar, and Carpenter
APPROVED: 5-0-1

6. **ADJOURNMENT** – Commissioner Loomis adjourned the meeting at 6:40pm.



Leon White, Principal Planner



Michi Takeda, Recording Secretary